



13438 Sedgwick Lane, Carmel, IN 46074

Prop Sub/Trans: **Single Fam/Sale**
 School Dist: **Carmel Clay Schools**
 Subdivision: **SEDGWICK**
 Legal Desc: **ACREAGE .55, SECTION 29,**
 Bldr/Prjct/Cont:

Media: **60**
 Area: **2910 - Hamilton - Clay**
 Virtual Tour: **http://www.tourfactory.com/2798408/r_MIBOR**
 Interactive VT: **<https://my.matterport.com/show/?m=jwK9jpb5ypC>**
 New Const: **No**

Status: **Active**
 BLC#: **21740445**
 DOM/CDOM: **1/1**
 Stage:
 List/MoRnt \$: **\$625,000**
 Year Built: **2005**
 Section/Lot: **/10**
 Est.Comp. Date:
 Date Ava:



Tax ID: **290929004010000018** MultiTax ID: **No**
 Semi Tax: **\$2,661** Tax Year Due: **2019** Tax Exempt: **HomesteadTaxExemption, MortgageTaxExemption**

	Sqft
Upper:	1,775
Main:	2,116
Apprx M/U Ttl:	3,891
Basement:	2,102
Apprx M/U & Bsmnt:	5,993
% Fin Bsmnt:	100%
Garage:	803
Source:	Assessor

	FB	HB	BD	RM	Beds:
Upper:	3	0	4	5	5/1
Main:	1	1	1	8	# Rooms: 16
M/U Ttl:	4	1	5	13	Floor #: 2 Levels
Bsmnt:	1	0	0	3	Unit Entry Lvl:
Total:	5	1	5	16	

Garage: **Yes, Attached, GarageDoorOpener, FinishedGarage**
 Garage Spaces: **3** Fireplace: **1, FamilyRoom, GasLog**
 Basement: **Yes, 9 ft+Ceiling, Finished**
 Foundation: **BasementConcretePoured**
 Web Link: **<http://www.wesellindyteam.com/>**

Recent: **09/23/2020 : NEW**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15x26	Upper	Carpeting	No	Bedroom 2nd	11x15	Main	Carpeting	No
Bedroom 3rd	12x11	Upper	Carpeting	No	Bedroom 4th	11x14	Upper	Carpeting	No
Bedroom 5th	12x12	Upper	Carpeting	No	Bonus Room	32x35	Basement	Laminate	No
Breakfast Room	15x11	Main	Hardwood	No	Den Library	16x20	Basement	Laminate	No
Dining Room	15x11	Main	Hardwood	No	Great Room	16x20	Main	Hardwood	No
Kitchen	15x15	Main	Hardwood	No	Living Room	15x13	Main	Hardwood	No
Rec/Play Room	22x19	Basement	Laminate	No	Sun Room	9x12	Main	Tile-Ceramic	No

Directions

From US-31, head west on Main Street to just past Towne Road. Turn right on Lincolnshire Blvd. Turn left on Sedgwick Lane to home on left.
 Property Description

If you're looking for a spacious home in West Carmel, look no further! This gorgeous 5 bedroom / 5.5 bath home has a new roof and fresh paint throughout. Features include a gourmet kitchen w/ granite countertops stainless steel appliances & double ovens. Just off the two story living room w/ gas fireplace is a main level guest bedroom w/ full bath. Head upstairs to find a master suite bedroom w/ sitting area, large walk-in shower and TWO WIC. Bedrooms 2 and 3 feature jack & jill bath, while bedroom 4 has it's own full bath. Laundry also upstairs. Basement has plenty of space for whatever you can dream up and has laminate floors throughout. Sun room and deck overlooking large lot and line of trees for enjoying time outside. Come take a look!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Please send all questions and offers to co-agent, Josh Carpenter 317-402-9111 / josh@wesellindyteam.com Fireplace has never been used and is not warranted.

	Description
Condo Type:	Condo Descrip:
Property Attached YN: Detached	Common Walls:
Lifestyle:	Arch Style: TraditonalAmerican
Exterior:	Porch: DeckMain, PorchCovered
Master Bedroom:	Areas: Bath Jack & Jill, Bed Other Main, Family Room 2nd Story, Foyer - 2 Story, Laundry Room Upstairs
Appliances:	Eating Area: BreakfastRoom, DiningRoomFormal
Equipment:	Kitchen Features: Breakfast Bar, Pantry
Lot Info:	Interior Amen: CeilingRaised, WalkInCloset, HardwoodFloors, WindowsVinyl, WoodWorkPainted
Lot Size:	Exterior Amen: DrivewayConcrete, Sprinkler/IrrigationSys
Pet Deposit:	# of Acres: 0.55
	Smoking:
	Utilities/Environmental

Heating:	DualSystem, ForcedAir	Fuel:	Gas	Green Certificate:	No
Cooling:	Central Electric	Primary Wtr Source:	Municipal Water Connected		
Water Heater:	Gas	Primary Sewage Disp:	Municipal Sewer Connected		
Utility Option:	Cable Connected, Gas Connected				

Financial/Association Information

Possible Financing:	Conventional, InsuredConventional, FHA, VA	Fee Paid:	Annually	Fee Amnt:	\$600
Ownership Int:	MandFee	HOA Disclsr:	Covenants & Restrictions		
Fee Includes:	EntranceCommon, InsuranceCommonArea, MaintenanceCommonArea				
Mgmt Co.:	Armour Property Management	Mgmt Phone:	317-706-1706	More than 1 Assoc:	No

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **3.0 %** Var: **No** Insp/Warr: **General** LD: **09/23/2020**

Circumstances of Sale:		Disc:	Not Applicable	Disc Oth:	Seller's Disclosure Supplements	Ent D:	09/23/2020
Show:	Yes	FHA Cert:		Poss:	Negotiable	Dir Solicit:	No
LOfc:	TRBL01: Trueblood Real Estate	Show Dt:	09/23/2020	OF:		XD:	03/23/2021
LAgt:	15467: Kimberly S. Carpenter 	OP:	317-288-5148 X:	Cell:	317-509-4000	Hm:	317-509-4000
VM:		Pf:		Toll:		Show:	317-955-5555
Team:		Fdbk:	317-509-4000	Fdbk:	sold@kimsellsindy.com	WD:	
CoAgt:	37042 : Joshua Carpenter	Pf:	317-402-9111			Chg Dt:	09/23/2020
						Closed:	

Requested By: Joshua Carpenter. Information Deemed Reliable, but not Guaranteed © MIBOR Wednesday, September 23, 2020 09:16 AM

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